

DESIGN REVIEW BOARD

November 20, 2009

7:30 a.m.

Public Works Building

Development Services Department, 2nd Floor, North Wing

201 North Stone Avenue

Tucson, Arizona

STUDY SESSION

Statement of cases and distribution of materials with respect to items scheduled for regular meeting, including a general discussion of proposed revisions to the DRB's Rules and Regulations. Updates from City Attorney's Office.

Call to order

Roll call of DRB members:

Page Repp (Chair)	Kacey Carleton
John Anderson	Margaret Joplin
Bruce Dawson	
Henry Tom	

Approval of minutes from June 5, 2009

NEW CASES

DRB 09-14 BOCKWINKEL BED AND BREAKFAST/ 2112 EAST DRACHMAN STREET, R-1

The applicant's property is An 11,625 square foot lot with an existing single family residence proposed for a traveler's accommodation use. The proposed Bed and Breakfast will consist of two (2) rooms with no more than four (4) guests with a maximum allowable stay of fourteen (14) days. Tucson Land Use Code (LUC) Sections applicable to this project include Section 2.3.4.4.A.4, which identifies the applicable performance criteria for associated with a Home Occupation: Traveler's Accommodation, Lodging use in the R-1 zone, Section 3.5.7.4. A, .E, .F, .G, .H, .I, .J, .K, and .L which provides the performance criteria for Traveler's Accommodation, Lodging in the R-1 zone and Section 5.17.3 providing "Development Review Board Powers and Duties".

The Applicant's Request

The applicant is requesting the zoning approval necessary to allow a Home Occupation: Traveler's Accommodation, Lodging use.

**DRB RECOMMENDATION IS TO THE DEVELOPMENT SERVICES DIRECTOR
ON THE COMPLIANCE OF THE APPLICANT'S PROJECT WITH THE PERFORMANCE
CRITERIA SET FORTH IN LUC SECTION 3.5.7.4. A, .E, .F, .G, .H, .I, .J, .K, and .L (See
Attachment 'A').**

RND PRE-APPS

The purpose of the pre-application portion of the meeting is to allow potential Rio Nuevo and Downtown Zone (RND) applicants an opportunity for non-deliberative discussion with the DRB about the project and the RND process, prior to actual submittal of the application.

Adjourn

YOU HAVE ANY QUESTIONS CONCERNING THIS DRB MEETING, PLEASE CONTACT RUSSLYN WELLS AT 837-4948.

S: zoning administration/drb/112009agen.doc

ATTACHMENT A: LUC Section 3.5.7.4 Home Occupation: Travelers' Accommodation, Lodging

- A. Accommodations permitted for up to four (4) guests for a maximum stay of fourteen (14) days. No more than two (2) sleeping rooms may be used to accommodate guests.**
- B. Accommodations permitted for up to eight (8) guests for a maximum of fourteen (14) days. No more than four (4) sleeping rooms may be used to accommodate guests.**
- C. Accommodations permitted for up to twelve (12) guests for a maximum stay of fourteen (14) days. No more than six (6) sleeping rooms may be used to accommodate guests.**
- D. Accommodations permitted for up to twenty (20) guests for a maximum stay of fourteen (14) days. No more than ten (10) sleeping rooms may be used to accommodate guests.**
- E. Meals may be served only to guests staying in the facility. Separate cooking facilities in guest rooms shall be prohibited.**
- F. The Planning Director must determine that the building and site improvements are compatible with the surrounding residential area. The Development Review Board (DRB) shall review all applications, except those involving properties within the Historic Preservation Zone (HPZ), for compatibility and make recommendations to the Planning Director. The DRB reviews architectural style, building elevations, materials on exterior facades, color schemes, new mechanical equipment locations, lighting of outdoor areas, window locations and types, screening, landscaping, vehicular use areas, and other contributing design features. If the application is within the HPZ, see Sec. 2.8.8.5 for the review procedure for compatibility.**
- G. No more than one (1) full-time equivalent person not residing on the premises may be employed in the home occupation use.**
- H. No more than one (1) sign may be visible from the exterior of the property used as a home occupation. The sign shall not exceed one (1) square foot in size. Signs must also conform to Chapter 3 of the Tucson Code.**
- I. Outdoor activities and equipment associated with the use are permitted and must be screened by a five (5) foot fence, wall, or hedge where adjoining R-3 or more restrictive zoning.**
- J. A home occupation shall not create any nuisance, hazard, or other offensive condition, such as that resulting from noise, smoke, fumes, dust, odors, or other noxious emissions. Electrical or**

mechanical equipment that causes fluctuations in line voltage, creates any interference in either audio or video reception, or causes any perceivable vibration on adjacent properties is not permitted.

- K. This use may involve the use of no more than one (1) commercial vehicle for the transportation of persons or materials to and from the premises. The commercial vehicle is limited to a passenger car, van, or pickup truck. This vehicle must be parked on private property in a carport or garage or shielded from view from adjoining properties by landscaping, fencing, or screening material. Motor vehicle and bicycle parking as required for Travelers' Accommodation, Lodging, is in addition to that required for the residential use.**
- L. If Home Occupation: Group Dwelling and Home Occupation: Travelers' Accommodation, Lodging, occur on the same site, the total number of guests, roomers, and boarders shall not exceed the number of guests allowed for that zone.**
- M. The minimum lot size is ten thousand (10,000) square feet.
- N. Motor vehicle and bicycle parking shall be provided per Sec. 3.3.0, Motor Vehicle and Bicycle Parking Requirements, for Travelers' Accommodation, Lodging. Variances may not be granted from the number of required parking spaces. (Ord. No. 9179, §1, 12/14/98)